



## Development Services Department

---

October 4, 2010

Christine Pangilinan  
509 Beacon Place  
Chula Vista, CA 91910

Subject: LFD-10-05 Large Family Day Care

Dear Ms. Pangilinan:

On September 27, 2010, a public hearing was held to consider your application request to operate a large family daycare at your residence located at 509 Beacon Place. The property is located within the R1 (Single Family Residential) zone.

After reviewing your proposed site plan, existing conditions, in the immediate vicinity of the subject property and hearing public testimony, the Zoning Administrator has determined that the large family day care meets the standards outlined in Chula Vista Municipal Code (CVMC) Section 19.58.147 and approves your request:

1. The daycare function is incidental to the residential use of the property and is therefore a permitted use. Staff inspected the property and verified the applicant and family members reside in the fully furnished home. In addition, a letter signed by the property owner authorizing the use is in the case file.
2. The large family day care home is not located within 1200 feet of another such facility on the same street or within a 300 foot radius of another such facility as measured from the exterior boundaries of the property. The closest large family daycare is approximately 690 feet to the west across Terra Nova Drive.
3. A doublewide driveway is provided and meets City standards. The driveway will be available during all hours of day care operation for loading and unloading children. The existing garage is used for parking the applicant's personal vehicles thereby relieving parking congestion on the street, and allowing unrestricted driveway access to drop-off and pick-up children without impacting existing residential traffic. The property has an approximate 20'd x 32'w paved driveway and a three-car garage available for resident parking leaving the driveway available for pick-up and drop-off and parking for one employee.
4. Adequate outdoor play space is provided. Staff visited the property and found the play area at the rear with sufficient room for outdoor play. All play equipment shall be located in the rear yard. The side yards shall be gated or fenced to prevent children from entering into these areas. No children shall be allowed to play in the front yard.

5. The play area is designed and located in an area to minimize noise impacts. The play area shall be located in the rear yard only. The side yards shall be off limits for the children and a gate or fence shall be erected to prevent children from entering the side yards.
6. The City's Traffic Engineering Division reviewed the application for potential impacts to traffic. Based on the potential trips generated by this use, it was determined that the volume was not significant for a residential street. In addition, parking was determined to be adequate and sufficient sight distance is available for clients arriving and departing.
7. An annual review of the daycare operation will be done to determine compliance with the above standards.

Prior to opening for operations and obtaining a business license approval, the applicant shall obtain approval to operate a day care facility through the State Department Community Care Licensing Division; obtain a business license through the City of Chula Vista Finance Department; and schedule the Chula Vista Fire Department to perform a fire clearance inspection.

Respectfully,



Mary Ladiana  
Zoning Administrator

Attachment – Site Map

cc: City Clerk  
Fire Marshal  
Code Enforcement  
Marilyn Jardine, Finance Department  
Rommel Reyes, GIS  
Frank Rivera – Engineering

